

WEST SIDE FLORENCE IN HUNT FOR HOMES

Dwelling Purchasers Dominate
Trading; \$1,000,000 Loan
on Brookway Building.

The five story dwelling at 322 West 107th street, 22,820 sq. ft., near Riverside Drive, is to be taken over by the 322 West 107th Street Company, composed of P. Orda, L. Joseph and A. Hammer. Title held by the 107th Street Realty Company.

During O'Donnell sold for a client of J. Romane Brown 322 West Fifty-sixth street, a four story dwelling, 25,100 sq. ft., to Marsha Morgan, who will alter the property into small apartments.

Charles M. Rosenthal sold his five story dwelling, 17,100 sq. ft., at 670 West End avenue, to Dr. Carlos Hendricks. The buyer intends to make extensive alterations of one apartment on each floor.

George W. Mercer and Son sold for Lila M. Wainwright 129 Eighth avenue, a three story dwelling, 35,238 sq. ft., with Dwight Archibald & Perry 338 West Twenty-third street, three story dwelling, 25,583 sq. ft., to Morris Turley.

On the 24th, O'Donnell sold for Harold Lewis the three story dwelling, 16,820 sq. ft., at 249 West 121st street, from the Whitlock estate, represented by Alexander & Green, attorneys.

William B. May & Co. leased for Peachey J. Flagg and Elizabeth Post the four story dwelling at 151 West Fifty-seventh street for twenty years at an aggregate rental of about \$200,000. The lessee will make extensive alterations for business.

Export Mills sold the three story house at 426 West 160th street, 18,100 sq. ft., for the heirs of S. M. Milliken to the tenant. Brown, Wheelock Company, Inc., sold for Dr. David Howard the four story dwelling at 137 East Sixtieth street, 21,102 sq. ft. The new owner will renovate the property for business.

Philips Estates Gets Big Loan.
The New York Life Insurance Company has loaned to the Henry Philips Estates, Inc., \$1,000,000 on the eleven story Brookway building at 1487-1489 Broadway, just south of Forty-second street, extending through the 1490s to 687-689 Seventh avenue, 23,100,000 sq. ft. irregular. The loan is for five years and bears interest at 6 per cent.

Loans \$750,000 on 11-19 Moore St.
The Prudence-Bonds Corporation has loaned \$750,000 for five years on the sixteen story building, 139,672 sq. ft., at 11 to 19 Moore street, between Front and Water streets. The loan was guaranteed by Lawrence, Blake & Jewell and J. B. Wakeman for the owner, the National Park Real Estate Corporation, George H. Pignerson president.

In the Apartment Field.
Peter P. Sherry sold for Andrew Miller the five story apartment house with stores, 56,887 sq. ft., at 255 West Seventeenth street to George Connor.
A. H. Levy and Norman Denzer sold for Mrs. Ada B. Gardiner of Sound Beach the five story apartment 640 West 171st street, 71,629 sq. ft., to a client of Wilkins, attorney. The house, held at \$125,000, has an annual rent roll of about \$20,000.

Samuel Condon sold 2119 Madison avenue, corner 133d street, a four story apartment house.
William J. Rooms & Co., Inc. sold for Alice C. Egbert a tract of 6.5 acres of W. W. Egbert the two five story flats at 2475-2477 Eighth avenue, 50,100 sq. ft., south of the southwest corner of 133d street. This property has not changed hands since 1858.

Deals Revealed in Transfers.
Patrick Gaffney sold to Anna Domino the four story apartment at 453 Second avenue, southeast corner of Twenty-sixth street, 20,264 sq. ft.

Harry S. Lowenthal sold to Edward Berger the seven story building at 624 East Thirtieth street, 20,100 sq. ft., to Jacob Goldstein sold to Herman Judd the three story tenement at 64 Pitkin street, 25,100 sq. ft.

Arthur J. Levy sold to Ernesto Oriana the three story tenement at 224 East 118th street, 24,100,000 sq. ft., for \$8,000.
Samuel Bloch sold to Moses M. Valentin the three story dwelling at 257 West Fourth street, 21,450 sq. ft.

Marline Realty Corporation sold to L. F. P. & M. Realty Corporation the three story dwelling at 63 East 132d street, 20,100 sq. ft.

Benjamin Eckwith sold to Benjamin Bernstein the three story dwelling at 200 West 126th street, 18,100 sq. ft.
Phoebe H. Chase sold to Marie Fasser the three story dwelling at 257 West Nineteenth street, 21,100,000 sq. ft.

Stevenson Waresold to Josephine C. Johnson the three story dwelling at 281 West 130th street, 15,100 sq. ft.

MISCELLANEOUS LEASES.
Frederick Fox & Co., Inc. leased for Mary Moran, Frederick B. Allen and Edna M. Elliot the one story tenement at 100 West 107th street, near the Metropolitan Opera House, at 652 and 654 Seventh avenue, between Twenty-ninth and Fortieth streets, for sixty-three years. The rental for the first forty-two years will begin at \$15,000 a year and will gradually until it reaches \$20,000 a year. The total rental for this period will aggregate \$800,000. The rental for the third period of twenty-one years will be determined by a reappraisal. The lease was executed by Frederick Fox & Co., plans to erect on the site a commercial building. The construction, details and size have not been held in the same ownership. Free and clear, for more than 100 years.

P. M. Clear & Co. leased stores as follows: In 252 Seventh street to Harry Garthner, in 21 West Twenty-fourth street to Julius Bernheim, in 208 West Twenty-seventh street to the Gold West Printing Company, and in 210 West Twenty-seventh street to William Borek Contracting Company.

Charles F. Noyes Company leased the ground floor in 119 Fulton street, through to Ann street, to William Dixon, Inc., for five years at an aggregate rental of about \$50,000; store in 84 John street and 19 Platt street to Frederick C. Steup; store and basement in 117 John street to Antonio G. Cascardi.

Harry Garthner Company also leased for John Louise Cole the building at 505 Washington street to the Capitol Stores, Inc., for five years at an aggregate rental of about \$20,000, and a floor in the 124 and 126 Madison lane to Isaac Kubie Company, F. Parker, Inc., and Murphy & Brewster.

Adams & Co. leased for Brown, Wheelock Company space in 30 Broad street to the City of New York, for Max Nathanson space in 315 Fourth avenue to the Ocean Commercial Corporation, and Eric Melgren & Co., Ltd. Daniel Dryer is the lessee of the site at 228 and 240 West Fifth street, leased by Ernest T. Bower and the Henry M. Well Company for Sarah C. Curry for thirty-three years. For the aggregate \$150,000.

Mr. Dryer is a tenant of the Shubert, who recently secured a lease for 105 years on 234 West Fifth street and have an option on 245, owned by Harvey Egan. The Shubert last year secured a lease on the abutting properties, 215 to 237 West Fifth street.

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SELLS FORTY-SEVEN LOTS AND A DWELLING

Joseph P. Day Disposes of
Flushing Realty.

Forty-seven lots and a large dwelling in Flushing, L. I., were sold at auction yesterday for a total of \$42,350. The sale was conducted by Joseph P. Day in the Vesey street auction room. The applicant bidding was confined chiefly to persons living in the general neighborhood of the property offered for sale.

The large house, which is located on Washington street, near Lawrence street, was sold to Henry L. Bogert, as individual. He also bought a large plot adjoining for \$2,750. Lots on Lawrence street, between Washington and Locust streets, brought \$175 each. Lots on Garden street, between Washington and Lincoln streets, were sold for \$750 each, with the exception of a plot containing about a lot and one-half, which brought \$1,225.

Washington street lots, between Lawrence and Prince streets, brought \$675 each, and those on Sylvester street, between Washington and Lawrence streets, brought \$525 each. A plot at the head of Garden street was purchased for \$925 and the same price was paid for two lots opposite.

Among the buyers were Mrs. Jennie Street, William J. Kennedy, J. Rosal, Joseph Steindler, Margaret Tornberg, Mary C. Bove, Henry L. Bogert, Annie W. Street, The Bronx, Inc., and John J. Halloran and John J. Fallon.

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PROTECTS REMSEN STREET.

Board of Appeals Votes to Save
Its Residential Character.

The Board of Standards and Appeals, of which William E. Walsh, architect, is chairman, refused yesterday to permit business to invade Remsen street, Brooklyn. Voting with Mr. Walsh to maintain the character of this residential thoroughfare were James Kearney, John De Hart, John J. Beatty, Alfred J. Boulton, James P. Holland and Fire Chief John Kenlon. The board denied the application of counsel for a firm of photographers to modify the zoning law so as to permit the use of 124 Remsen street, a private dwelling, for business purposes.

The hearing was attended by a large number of prominent residents of Brooklyn Heights, among whom were Missa Maud and Margaret Lacey, Mrs. H. W. Leach, Mrs. Sophia W. Haynes, J. B. Whitney, Dr. T. M. Lloyd, Dr. Samuel C. Hooker, the Rev. Dr. J. Merton Hall, Frank R. Davos, Jr., Edward A. Freshman and Edmund R. Terry.

Fire Record

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BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

9,000 Sq. Ft. For Rent
May Divide
BROADWAY BUILDING
NEAR EQUITABLE
Excellent Light. Immediate Possession.

CROSS & BROWN CO.
18 East 41st Street
Murray Hill 7100

THE BORDEN BUILDING
23 Stories
Madison Avenue at 45th Street

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OFFICES

BRADY & BOWMAN, Inc., AGENTS
7 EAST 42D STREET
Vanderbilt 7403

POSSESSION MAY FIRST

BRYANT PARK BUILDING
(Beaux Arts)
80 West 40th Street

Very attractive high
class office space for
Business Concern,
Doctor or Dentist.

Also space for Artist's
Studio.

Available May 1st.

L. K. Schwartz Co., Inc., Agts.
110 West 40TH ST.
PHONE BRYANT 4938
Or Your Own Broker

20-33 West 38th St.

Highest Type 16 Story
OFFICE & LOFT BUILDING
Exceptional Light on All Sides

2nd, 4th, 5th, 8th, 9th, 10th Floors
At about \$2.25 per sq. ft. net

To lease from Feb. 1, 1922

Also Smaller Offices
at about \$3.00 per sq. ft. net

J. C. & M. G. MAYER
847 Madison Ave. 8655-6 Murray Hill
OR YOUR OWN BROKER

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